

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Tourism Development – Development of “The Great Temples of India– A Mythological Theme Park” Tourism Project at Tirupathi - Award of the Project to M/s Vaishnovi Infra Ventures & Resorts Private Limited – Orders - Issued.

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**YOUTH ADVANCEMENT, TOURISM AND CULTURE (PMU) DEPARTMENT**

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G.O.Ms.No. 65

Dated: 14-06-2012

Read the following:

1. From M/s. Vaishnovi Infra Ventures & Resorts (P) Limited letter dated: 07-11-2008.
2. Letter of Intent No. 2872/PMU/EO/2008, YAT&C (PMU) dated 29-09-2011.
3. From M/s Vaishnovi Infra Ventures & Resorts Private Ltd. letter of Acceptance dated: 29-09-2011.
4. From M/s Vaishnovi Infra Ventures & Resorts (P) Limited letter dtd: 10-04-2012.

**ORDER**

A suo-motu proposal was received from M/s. Vaishnovi Infra Ventures & Resorts Private Limited for development of “The Great Temples of India – A Mythological Theme Park”, a Tourism Related Project at Perur Village, Alipiri – Chittoor By Pass Road, Tirupathi on Build, Operate and Transfer (BOT) basis under Public Private Participation (PPP) mode vide letter 1<sup>st</sup> read above. After due process of the said proposal by inviting counter proposals, the Project Proponent was selected for award of the project.

2. A Letter of Intent (LoI) was issued vide letter 2<sup>nd</sup> read above stipulating the terms and conditions for entering into the Agreements with the Government and the Developer vide letter 3<sup>rd</sup> read above has submitted its acceptance for the same. After part fulfillment of the conditions of the LOI, the selected developer vide letter 4<sup>th</sup> read above requested for issue of appropriate orders for securing the Performance Guarantee from the Banks for an amount of Rs.10.00 Crores and signing of the Agreements stipulating mutual terms & conditions.

3. After careful examination, the Government hereby award the project of “The Temples of India – a Mythological Theme Park” a Tourism Project at Tirupati on Build, Operate and Transfer basis under Public Private Partnership mode to M/s. Vaishnovi Infra Ventures & Resorts (P) Limited. The following are the salient features of the project and obligations of the developer:

a)	Name of the Project	:	The Great Temples of India – a Mythological Theme Park
b)	Name of the Developer	:	M/s. Vaishnovi Infra Ventures & Resorts Private Limited.
c)	Extent of Land and Location	:	An extent of 38.00 Acres in Sy. No.604, Perur Village, Tirupati Rural Mandal, Alipiri To Chittoor by pass road, Chittoor District, of which the developer has to develop and maintain Greenery at its own cost in an extent of Acres 20.00 i.e. earmarked for Buffer Zone in between the project site and the SV Zoological Park without any right or claim over the said land and Acres 18.00 earmarked for the project.
d)	Cost of the Project	:	Rs. 355.00 Crores
e)	Lease Period	:	33 Years
f)	Construction Period	:	36 months
g)	Lease Amount	:	First Year Lease Rent for the project site of 18 Acres is Rs. 83.64 Lakhs with annual escalation of 5% thereafter over the previous amount.
h)	Project Development Fee (Non-refundable)	:	Rs.3.55 Crores
i)	Additional Development Premium	:	The minimum ADP shall be Rs.191.76 Lakhs from the 4 <sup>th</sup> year onwards, increased annually thereafter, as detailed in the annexure hereto or 3% of annual gross revenue whichever is higher.

j)	Basic Project Components	:	a) Miniature / Replicas of 108 famous Temples of India b) Spiritual Water Theme Park c) Accommodation (Three Star & Budget Hotels as per the approved proposals) with Convention Facilities d) Food Courts / F&B facilities e) Entertainment Zone (Open Air Theatres, Multiplex etc) f) Wayside Amenities etc.  Of the above components, unless, the components under a & b are completed and started functioning, the remaining components shall not be operable.
k)	Bank Guarantee for Construction development and	:	Rs.10.00 Crores
l)	Implementing Agency	:	Tourism (PMU) Department (YAT&C)

4. The details and mode of payment as per the LOI shall be made within 30 (thirty) days from the date of this GO and the Developer shall execute the agreements within next 7 (seven) days.

5. The other terms and conditions as contained in the Request For Proposal, the LOI and also the Lease and Development & Management Agreements shall remain the same. Non-compliance of any of the above conditions shall entail the Government to withdraw / revoke this G.O. and forfeit the Bid Security or the Performance Guarantee as the case may be without any prior notice of whatever nature.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**CHANDANA KHAN**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To:  
M/s Vaishnovi Infra Ventures & Resorts (P) Limited, FlatNo.9, 4<sup>th</sup> Floor, Ishwarya Nilayam, Near Sai Baba Temple, Dwarakapuri Colony, Punjagutta, Hyderabad 500-082

**Copies to:**

1. The Executive Officer, Tirumala Tirupati Devasthanam, Tirupati.
2. The Prl. Secretary to Government, EFS&T Department, A.P. Secretariat.
3. The Commissioner, Department of Endowments, A.P., Hyderabad.
4. The Commissioner, Department of Tourism, Hyderabad.
5. The District Collector, Chittoor District.
6. The Commissioner, Tirupati Municipality.
7. The Vice Chairman, TUDA, Tirupati.
8. The PS to M (T&C)
9. PS to Chief Secretary
10. The Managing Director, A.P. Tourism Development Corporation, Hyd.

// Forwarded :: By Order //

SECTION OFFICER